

**Planning Development Board  
Meeting Minutes  
November 28, 2006**

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Judge BeShears called the meeting to order @ 5:02pm with a quorum present.

Members Present: Judge BeShears, Judge Burdette, John Prather, Jr., Garlan VanHook, Melinda Wheeler, George Flynn, Beverly Hargis, Judge Tapp as guest. Ralph Troxtell absent.

Correction to minutes, 10<sup>th</sup> paragraph to be changed from "to" to "if" per John Prather, Jr.

Motion by Melinda Wheeler, seconded by John Prather, Jr. to accept minutes with correction noted above. Motion unanimous.

Judge BeShears ask the question "are we eliminating all property residential and commercial-The complete block to be removed?" Garlan stated "if we made a proposition on that site- the three residential properties would not be considered."

Judge BeShears: "If three houses are removed the piece of property is eliminated."

Garlan: "Unless you go East-that site is eliminated by unwilling sellers." You are right; it may potentially eliminate that site.

Judge BeShears stated he's been sitting here since October 9<sup>th</sup>, 2006 and has never been ask to look at a site. He stated he does not know what has been going on?

Garlan: We sent the architects home to do a study on proposed sites. That is where they were directed to go. I believe they have explored.

Hugh Bennett: We have been on five sites with two variations.

Garlan: We had the public hearing for everyone to propose property. We are obligated by administrative procedure to get where we are going.

Judge BeShears asked if anyone would like to speak.

**\*\*Paul Dunnington** of Monticello- represents Mr. Wilson's property on Hwy. 80 and would like the board to consider-maybe 4 parcels. Main Street at Somersset would now become 27. This building is not adjacent to attorney buildings. Mr. Dunnington is requesting per Mr. Wilson that the board look at this property, please.

**\*\*Jack Mandt-** West Columbia possibly considered. Mr. Mandt gave history on his buildings. He bought his house from Bill Moore it was built in the same time frame as the old courthouse. The same architect built his house in 1894. The walls are Limestone, Interior 2" wide 4" long timbers inside. He is requesting to not be torn down. Five National Register Districts in Somerset -West Columbia Street-Historic @ Mark Knight's office and all through -the entire District would be gone. If you took this area you would be taking my residence but also taking my office and I would rather give up my residence, but not my office.

**\*\*Bob Blankenship-** 207 West Columbia Street. He does not want to give up his residence.

Note: Judge BeShears has their letters in file.

Mr. Bennett on 10/9/06 was given the directive to look @ five sites. He looked at eleven different perspectives and came up with the conclusions to include:

Site acreage	Site Topography
Gov. Way Funding	County Landmark
Parking	Cost of Site
Fountain Square Proximity	Misc.-Way to many considerations
City Planning Improvements	
Future Bldg. Expansion	

P.J. Docka will be doing the following site presentations.

Site #

1. First & Farmers
2. First Baptist Church
3. Goldenberg's
4. Mt. Vernon & W. Columbia (behind Courthouse)
5. Original Presentation Site

Site # 1

First & Farmers Bank- off Main Street next to the new library, across from the Beecher hotel. Has parking across from it and also has parking available from D-town Somerset. Quite a bit of grade change (50 to 70). What if we took the First & Farmers site? Take from the existing square and build a green space. Would have to remove the First & Farmers bank itself.

Judge BeShears ask "how many parking spaces?"

PJ.- 54 now, 100+ potential.

2.9 acres-Bldg. sits on much of that. More important to develop the green space. Increase two-fold- a building tucked off out of sight.

Site #2

First Baptist Church- across from the existing library.

Looked at closing W. Columbia- Great Building.

**Site #3**

**Goldenberg Site- You have a historic axis-One of issues you are now 20'-One of the lowest points in the city—You have potential for good parking—Which runs into church street. Tied building more towards Main St. — putting entry by square and current courthouse—that makes it hard with the security issue.**

**Site #4**

**Behind Courthouse**

**He walked site—Houses valued at too much.**

**Difficulty of three blocks away from Courthouse placing this off the beaten path.**

**Another Historic Value.**

**Chose not to disturb because of Value.**

**70-77% grade—flat**

**Site #5**

**Courthouse Site**

**\*\* Motion made by Melinda Wheeler to have site #2 (across the street from the existing library) appraised. Seconded by Judge Burdette. Motion unanimous.**

**Motion by John Prather, Jr. to hire an MAI Appraiser. Judge BeShears and Garlan to choose one. Seconded by Melinda Wheeler. Motion Unanimous.**

**Motion by John Prather, Jr to ask architects to focus on Site 2 for parking and interaction with City Right of Way, expand additional studies to do additional development of that site. Seconded by Melinda Wheeler. Recommended by Garlan Vanhook. Motion Unanimous**

**Motion by Melinda Wheeler, Seconded by George Flynn to have next meeting on December 28, 2006 at 5 pm. Next meeting will be relevant to appraisals. Motion Unanimous.**

**Meeting adjourned at 6:30 pm.**